

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Richford, County of Tioga, State of New York, bounded and described as follows: The point of beginning is northerly 0.2 miles as measured along the easterly highway boundary of Victory Hill Road from its intersection with the northerly highway boundary of New York State Route 79; which point is marked by a $\frac{3}{4}$ " iron pipe marking the north line of lands now or formerly of Michael L. and Dorothy L. Holt and lands of Henry C. and Connie L. Dedrick and which point is in the south line of great lot 495; and thence northerly along the east line of Victory Hill Road a distance of 819.42 feet to an iron marking the true point of beginning of the parcel hereinafter described; thence from said true point of beginning northerly along the east line of Victory Hill Road on a curve to the left with a radius of 924.75' an arc of 37.88' and a chord N9° 24' 44" E and a chord length of 37.88' to a point in the east line of Victory Hill Road; thence continuing northerly along the east line of Victory Hill Road N8° 14' 19" E a distance of 312.12' to an iron; thence S89° 22' 43" E a distance of 2,458.15' to an iron; thence S1° 31' 55" E a distance of 972.31' to an iron; thence S88° 39' 44" W a distance of 2,040.00' to an iron; thence N14° 59' 13" E a distance of 396.00' to an iron; thence N89° 04' 06" W a distance of 148.50' to an iron; thence N21° 12' 57" E a distance of 330' to an iron; thence N89° 15' 18" W a distance of 568.87' to the point or place of beginning containing 50.033 acres of land more or less.

Together with all the rights of the grantor in and to Victory Hill Road opposite said premises for use of public highway.

Subject to all easements of record.

Reserving to the grantors a fifty percent interest in mineral rights on said premises including the right to go upon the premises to explore for and remove said minerals.